

## **PROCEEDINGS OF THE HISTORIC CONSERVATION BOARD**

**MONDAY, September 23, 2002**

**3:00 P.M., J. MARTIN GRIESEL ROOM, CENTENNIAL PLAZA II**

The Historic Conservation Board met at 3:00 P.M., in the J. Martin Griesel Room, Centennial Plaza II, with members, Bloomfield, Borys, Clement, Kreider, Raser, Senhauser, Spraul-Schmidt and Sullebarger present. Absent: Wallace.

### **MINUTES**

The minutes of the Monday, September 9, 2002 meeting were approved as corrected (motion by Borys second by Clement).

### **CERTIFICATE OF APPROPRIATENESS, 316 PIKE STREET, LYTLE PARK HISTORIC DISTRICT**

Urban Conservator William Forwood presented the staff report on this request to modify the north and west elevations of a new addition to the Taft Museum. The modifications are to a design approved for a Certificate of Appropriateness at the Board meeting of February 26, 2002. He reminded the Board that its consideration was limited by the district guidelines to the appearance of the facades from Lytle Park.

Mr. Forwood explained that the changes were primarily to the fenestration and the entry pavilion. He indicated that a committee of the Board had met with the architect's representative on September 4, 2002 to discuss design Option B. The elevations were revised following that meeting to create Option C. Architect Ann Beha presented a revised Option C that added a parapet above the entry pavilion cornice.

Mr. Bloomfield asked whether this was the final change. Ms. Beha responded that that would depend on costs. Mr. Philip Long, Director of the Taft Museum, emphasized that the revised plan is supported by the museum board and administration and that the changes resulted from an on-going analysis of programmatic needs.

Ms. Beha also presented a model of the proposed addition and justification for the changes to the design. She indicated that the modifications to the two facades were to simplify the addition and to further delineate it from the Taft Museum. Further, Ms. Beha contended that only a portion of the west wall and none of the north wall are visible from Lytle Park. In answer to Ms. Sullebarger, Ms. Beha said the number and size of the windows on the north wall had been kept minimal to limit the view of the Polk Building next door. She also indicated that the glazing in the pavilion had been reduced based on an on-site evaluation of pedestrians' view approaching the entry.

Ms. Borys said that the north wall in Option C needed additional functional or blind openings; that it was a long, unrelieved mass. She said the architect throughout the addition had established a vocabulary of vertical pavilions against horizontally detailed backgrounds; the new elevations confuse that relationship. Further, the bay spacing between the west and north walls is inconsistent. Mr. Bloomfield said the new windows were too vertical and of a type not apparent in the Taft Museum.

Ms. Beha answered that the new addition should be different in scale and form from the Taft Museum. She said the addition was essentially a civic building attached to a domestic one and the addition should express a difference in mission for the institution.

Mr. Senhauser acknowledged that this is one of the most significant reviews the Board would conduct, so the north side elevation was important, even if partially obscured from Lytle Park. He thought the entry pavilion benefited from the new parapet cap.

Mr. Bloomfield asked Mr. Forwood to clarify the staff recommendation. He responded that staff believed that Option A was a better solution than Option C, but that Option C was sufficient to meet the district guidelines.

### **BOARD ACTION**

A majority of the Board voted (motion by Sullebarger, second by Clement; Borys and Bloomfield voting nay) to approve a Certificate of Appropriateness for the revised Option C (dated 13 September 2002) as presented at the Board meeting finding that the changes to the fenestration on the north and west walls visible from Lytle Park are "generally in character with the reference buildings" as required by the historic district guidelines.

### **CERTIFICATE OF APPROPRIATENESS, 817 MAIN STREET, MAIN STREET HISTORIC DISTRICT**

Staff member Caroline Kellam presented the staff report for the installation of replacement windows on the sixth floor of an eight-story commercial building at 817 Main Street, a contributing building in the Main Street Historic District. She circulated photographs of the front façade showing five of the six original 1/1 wood windows had been replaced with new sash units with fixed transoms. The work had been done without a building permit. The sixth floor replacement windows match the modern windows on the fourth and fifth floor; it is uncertain just when these windows were instated, but it was prior to the historic district designation in 1984. Staff recommended that the replacement windows should have matched the appearance of the other original 1/1 windows remaining on the third, sixth, seventh and eighth floors rather than the inappropriate on the fourth and fifth.

Mr. Bob McAndrew of McAndrew Windows, Mr. Gerry Thiemann, owner of the sixth floor condominium in question and Mr. Gene McCracken, president of the condominium association were present to address the Board.

Mr. McAndrews said he thought it more appropriate to match the newer replacement windows on the fourth and fifth floors rather than the original ones. He said the new units would be easier to maintain and the transoms would allow flexibility for tenant fit-up, if that were ever necessary.

Mr. Thiemann said that he had purchased the sixth floor condominium in March of this year and occupied it in June. He said he had expected to keep the existing windows, but replacement proved to be necessary. Mr. Bloomfield explained that the historic district guidelines do not prohibit the replacement of deteriorated windows and that 1/1 sash units with the appearance of the originals would have been acceptable.

Mr. Senhauser asked Mr. Thiemann whether he was required to notify and seek the condominium association's approval of the changes he had made. Mr. Thiemann

said he did not recall that being in his sales agreement, but had talked to other tenants and heard no objections.

Mr. McCracken recalled that the fourth and fifth windows installed in the early 1980's were to be compatible with the building's storefront and not the 1/1 windows on the upper floors. He said the condominium ownership feels the replacement windows are compatible with the building. Mr. McCracken added that the condominium bylaws do not require that new work be reviewed by the association, but do require that permits be secured for all work. Mr. McAndrews and Mr. Thiemann each said he thought the other had secured the necessary permits.

### **BOARD ACTION**

The Board voted unanimously (motion by Raser, second by Borys) to take the following actions:

1. Find that the new windows are inappropriate as installed on the fourth, fifth and sixths floors.
2. Disapprove a Certificate of Appropriateness for the sixth floor window replacements as installed.
3. Approve a Certificate of Appropriateness for 1/1 metal sash windows that fit the original openings on the sixth floor and that match the character of the original wood window.
4. Stipulate that future replacement windows on the front façade be 1/1 windows to match the appearance of the 1/1 wood window still in place.
5. Stipulate that all window replacement installations on all elevations of the building be reviewed by the Urban Conservator for Certificates of Appropriateness.

### **CINCINNATI HISTORIC INVENTORY**

Staff member Adrienne Cowden presented an overview and sample sections of the recently completed update of the City Historic Inventory. This is the first phase of a project to reevaluate all fifty-two of the City's neighborhoods starting with the City's Empowerment Zone neighborhoods. The project was supported by a matching grant through the Ohio Historic Preservation Office.

Ms. Cowden emphasized that the survey was primarily based on the exterior characteristics of the structures, but also included properties with strong historical associations, particularly those important to the City's African-American history. She indicated that copies of the report will be distributed to interested parties such as the Cincinnati Preservation Association. Mr. Raser asked that staff assure that a copy is sent to the Empowerment Zone Corporation.

### **OHPO PRESERVATION AWARD**

Mr. Forwood reported that the City of Cincinnati has received a 2002 Public Education and Awareness Award from the Ohio Historic Preservation Office for the Historic Conservation Office web site. This project was initiated by Dan Young and has been expanded and updated by Adrienne Cowden.

**ADJOURNMENT**

As there were no other items for consideration by the Board, the meeting adjourned.

---

William L. Forwood  
Urban Conservator

---

John C. Senhauser  
Chairman

---

Date